

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, MAKING FINDINGS AND DESIGNATING AS A BROWNFIELD AREA, REAL PROPERTIES LOCATED AT 826 S DIXIE HIGHWAY AND 2115 WASHINGTON STREET AS IDENTIFIED BY PARCEL ID NOS. 514216200080, 514216200082, 514216200081, 514216200070 AND 514216200060, PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, TO BE KNOWN AS THE HTG PARAMOUNT GREEN REUSE AREA FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY OF HOLLYWOOD TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE DESIGNATION.

WHEREAS, the State of Florida has provided in the Brownfield Redevelopment Act (the "Act") cited as Sections 376.77 – 376.85, Florida Statutes, for the designation, by resolution of a municipal governing body, of one or more parcels as a "Brownfield Area," and for the corresponding provision of environmental remediation, rehabilitation and economic development; and

WHEREAS, HTG Paramount, Ltd. ("HTG Paramount") owns the property located at 826 S Dixie Highway and 2115 Washington Street as identified by Parcel ID Nos. 514216200060, 514216200070, 514216200080, 514216200081, and 514216200082 (the "Property"), as depicted and more particularly described in Exhibit "A"; and

WHEREAS, HTG Paramount, has requested that the City Commission designate the Property as a "Brownfield Area" pursuant to Section 376.80(2)(c), Florida Statutes; and

WHEREAS, pursuant to Section 376.80(2)(c), Florida Statutes, a first public hearing for the Property was held on November 19, 2025, for adoption of a Resolution; and

WHEREAS, pursuant to Section 376.80(2)(c), Florida Statutes, a second public hearing for the Property is required for adoption of a Resolution; and

WHEREAS, the City Commission has reviewed the criteria set forth in Section 376.80(2)(c), Florida Statutes, and has determined that the Property qualifies for designation as a "Brownfield Area" because the following requirements have been satisfied:

1. HTG Paramount owns the Property which is proposed for designation and has agreed to rehabilitate and redevelop it;
2. The rehabilitation and redevelopment of the Property will result in economic productivity in the area and will also provide affordable housing as defined in Section 420.0004, Florida Statutes;
3. The redevelopment of the Property is consistent with the City's Comprehensive Plan and is a permissible use under the City's Zoning and Land Development Code;
4. Proper notice of the proposed rehabilitation of the Property has been provided in accordance with Section 376.80(1)(c), Florida Statutes, and HTG Paramount has provided those receiving notice the opportunity to provide comments and suggestions regarding the rehabilitation; and
5. HTG Paramount has provided reasonable assurance that it has sufficient financial resources to implement and complete a rehabilitation agreement and redevelopment plan; and

WHEREAS, the City desires to notify the Florida Department of Environmental Protection of its resolution designating the Property a "Brownfield Area" to further its rehabilitation and redevelopment for purposes of Sections 376.77 – 376.85, Florida Statutes; and

WHEREAS, the applicable procedures set forth in Sections 376.80 and 166.041, Florida Statutes, have been followed and proper notice has been provided in accordance with § 376.80(1) and § 166.041(3)(c)2, Florida Statutes; and

WHEREAS, Sections 376.80(1)(c)(2) and 166.041(3)(c)(2), Florida Statutes, requires that the local governing body shall hold two advertised public hearings on the proposed Resolution, and at least one hearing shall be held after 5:00 P.M., unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day; and

WHEREAS, on November 19, 2025 Resolution R-2025-424 was passed and adopted by the City Commission, which waived the requirement to conduct one public hearing after 5:00 P.M.; and

WHEREAS, such designation shall not render the City liable for costs or site remediation, rehabilitation and economic development or source removal, as those terms are defined in §§ 376.79(20) and (21), Florida Statutes, or for any other costs, above and beyond those costs attributed to the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the City Commission finds that HTG Paramount has satisfied the criteria set forth in § 376.80(2)(c), Florida Statutes.

Section 3: That the City Commission designates the Property as a “Brownfield Area” for purposes of § 376.77 – § 376.86, Florida Statutes, and shall hereinafter be referred to as the “HTG Paramount Green Reuse Area.”

Section 4: That the City Manager, or his designee, is hereby authorized to notify the Florida Department of Environmental Protection of the City Commission’s resolution designating the Property as a “Brownfield Area” for purposes of § 376.77 – § 376.86, Florida Statutes, and referring to it as the “HTG Paramount Green Reuse Area.”

Section 5: That the City Commission, pursuant to Sections 376.80(1)(c)(2) and 166.041(3)(c), Florida Statutes, elects by a majority plus one vote, to conduct the second reading of this Resolution prior to 5:00 P.M. at a regularly scheduled City Commission public hearing.

Section 6: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
JOSH LEVY, MAYOR

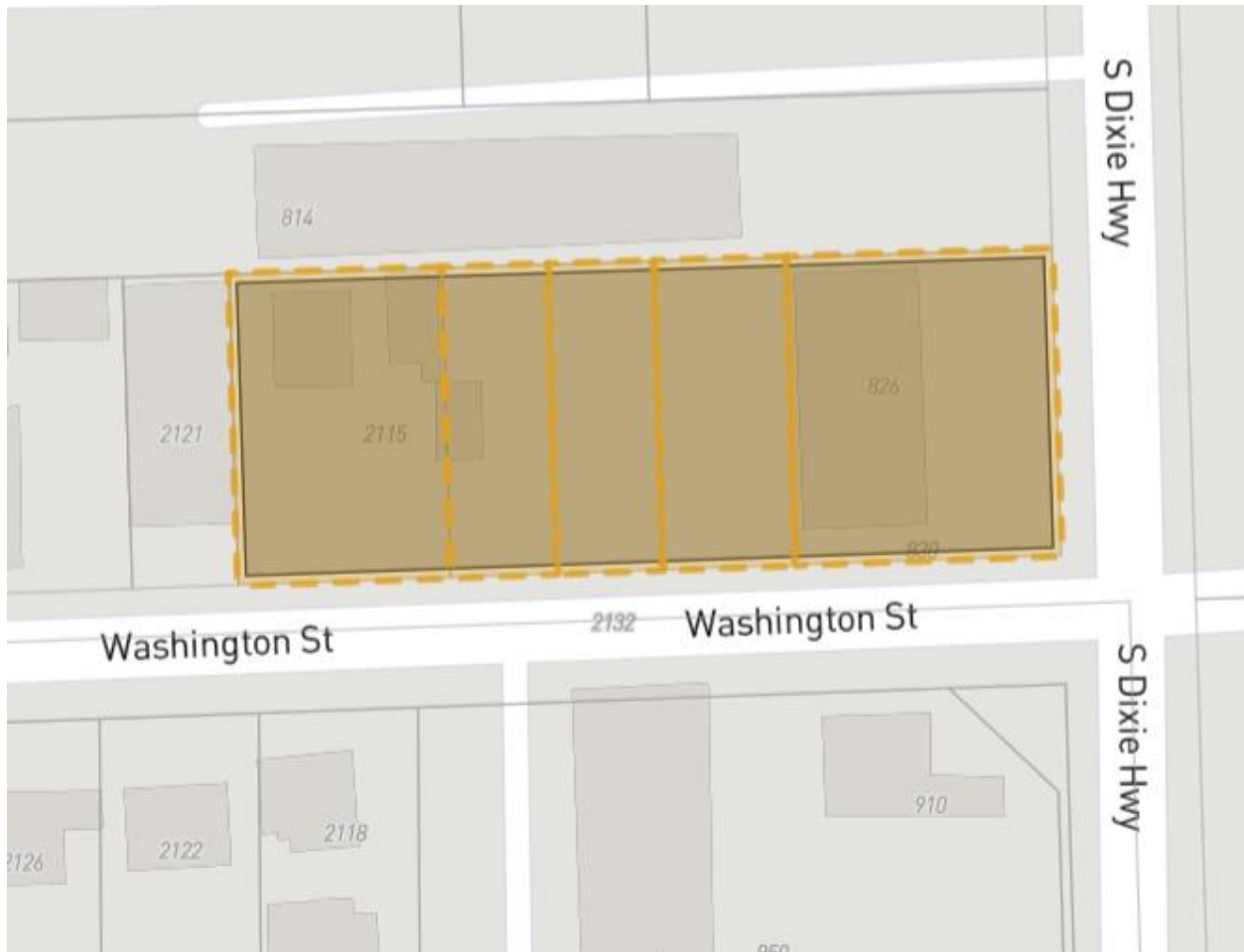
ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC,  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
DAMARIS HENLON  
CITY ATTORNEY

**Exhibit A**  
Map and Legal Description of Brownfield Area



**Lots 7, 8, 9, 10, 11, and 12, of F. D. LONGMORE SUBDIVISION OF LOTS 1 AND 2, BLOCK M, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 7, Page 45, of the Public Records of Broward County, Florida.**